

Saint Paul's Economic Development 2009

Economic Development Projects Scorecard

January 13, 2009

Including Economic Development 2002-2005 Closed Projects



Economic Development Projects Scorecard

1/13/2009

Project ID							Public Purpose					Project Cost	Permanent Sources of Funds						
							A	B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private	
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G							

PED

CLOSED PROJECTS:

Closed	1House2Hands Metro Deaf School	1471 Brewster Street	4	MHC	Charter School	2008	Craig O'Brien	0	0	NA		0	0%	\$4,427,100	\$0	\$0	\$0	\$4,427,100	\$0	\$0
	855-857 Rice Street Commercial Building	855-857 Rice Street	5	Sparc	Retail	2006	Paul Mordorski	2	0	NA		0	100%	50,000	50,000	0	0	0	0	0
	Ace Auto	754 Rice Street	5	Ace Auto	Industrial	2006	Daniel Bayers	0	25	\$10.24		0	12%	2,618,175	320,000	0	0	80,000	0	2,218,175
	Affordable Furniture	White Bear Ave. and Ross	6		Retail	2006	Dave Gontarek/Sheri	0	0	\$0.00		0	43%	35,000	15,000	0	0	0	0	20,000
	By More Grocery	857 Payne Ave	6	Angel Sanchez	Retail	2006	David Gontarek													
	Carter's Oil	623 Como Avenue	5	Premier Bank	Retail	2007	Marshall Turner	1	0	NA		0	0%	555,000	0	0	0	230,000	0	325,000
	Cherry Pit	White Bear and Minnehaha			Retail	2007	David Gontarek													
	Community of Peace Academy Project	471 Magnolia Ave E	5	Community of Peace Academy	Charter School	2007	David Gontarek	0	0	EX-		0	0%	16,335,000	0	0	0	0	0	16,335,000
	Cullen Homes	951 White Bear Avenue	6	Cullen Homes, Inc.	Office	2006	Marshall Turner/Sheri	0	0	EX-		0	0%	396,000	0	0	0	202,000	0	194,000
	Downtown YMCA Renovation	194 East Sixth Street	2	YMCA of Greater St. Paul	Health Club Facility	2006	Martin Schieckel	0	457	EX - 1		0	0%	450,000	0	0	0	0	450,000	0
	Edward Hubbard Communications	484 Temperance Street	2	Edward Hubbard Communications	Communications /Graphic Arts	2006	Craig O'Brien	0	1	NA		0	46%	20,200	9,200	0	0	0	0	11,000
	The Emily Program	2265 Como	4	The Emily Program	Office		Craig O'Brien	0	0	NA		0	0%	3,200,000	0	0	0	0	0	3,200,000
	Greater Frogtown CDC Bond \$500,000	533 N Dale St , St Paul MN , 55103	1	Greater Frogtown Community	Office	2008	Craig O'Brien	0	0	NA		0	0%	500,000	0	0	0	0	500,000	0
	Group Health Wabasha Clinic	205 Wabasha	2	Group Health Inc.	Office	2006	Marie Franchett	0	0	NA		16,573	0%	3,500,000	0	0	0	0	3,500,000	0
	Highwood Center	1758 Old Hudson Road	7	Hempel	Retail	2008	David Gontarek	50	0	NA		75,000	0%	3,000,000	0	0	0	0	0	3,000,000
	Hmong Academy Project	1515 Brewster Street	4	Hmong Academy	Charter School Bond Financing	2006	Martin Schieckel	45	0	EX - 1		0	0%	9,685,000	0	0	0	0	9,685,000	0
	Hope Community Academy Building	720 Payne Ave.	5	Hope Community Academy	Charter School	2006	David Gontarek	15	65	EX -		0	0%	5,025,000	0	0	0	0	5,025,000	0
	Hope Community Academy Project	720 Payne Ave.	5		Schoolhouse	2006	David Gontarek	0	0	EX -		0	0%	5,025,000	0	0	0	0	5,025,000	0
	Internet Broadcasting Systems	355 Randolph Ave	2	Internet Broadcasting	Office		Martin Schieckel	250	0	\$10.92		0	100%	507,615	507,615	0	0	0	0	0
	LA Fitness	Midway Marketplace	1		Retail	2008	David Gontarek	54	0	NA		0	0%	0	0	0	0	0	0	0
	Life Care Animal Hospital	1328 White Bear Ave.		Life Care	Retail	2007	David Gontarek	3	12	NA		45,000	6%	800,000	49,000	0	0	751,000	0	0

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							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G									
Closed	Lonetti's Food & Liquors	1091 Rice Street	5	Lonetti Food & Liquors	Retail	2006	Dan Bayers	0	0	NA		0	50%	3,466	1,733	0	0	1,733	0		
	Mama's Pizza	961 Rice Street	5	Mama's Pizza Inc	Retail	2008	Dan Bayers	0	2	EX-2		0	25%	600,000	150,000	0	0	0	450,000		
	Memorial Blood Centers	737 Pelham Boulevard	4	Memorial Blood Centers	Office Laboratory	2006	Craig O'Brien	240	0	\$9.62		0	6%	12,150,000	720,000	0	0	0	11,430,000		
	Minnetronix	1635 Energy Park Drive	4	Minnetronix	Office Manufacturing	2006	Craig O'Brien	95	15	\$9.62		40,000	13%	2,582,000	330,000	0	0	0	2,252,000		
	Old Swedish Bank Building	961 Payne Avenue	6	Old Swedish Bank Blding LLC	Office	2007	Dan Bayers	40	0	EX - 2		0	20%	1,982,845	392,278	0	1,590,567	0	0		
	POP Restaurant	494 Jackson Street	2	POP Restaurant	Retail	2008	Martin Schieckel	30	0	NA		0	23%	409,500	95,000	0	0	0	314,500		
	Reliable Sites	235 East Sixth Street	2	Reliable Sites, LLC	Office	2007	Martin Schieckel	10	0	NA		0	27%	37,000	10,000	0	0	0	27,000		
	Rock-Tenn	2250 Wabash Avenue	4	Rock-Tenn Company	Industrial	2006	Marshall Turner	0	480	\$10.24		0	5%	1,839,290	100,000	0	350,000	0	1,389,290		
	The Smile Center	836 White Bear Avenue	7	Dental Facilities, LLC	Retail	2006	Sheri Pemberton	90	0	EX - 5		0	31%	1,450,000	450,000	0	0	0	1,000,000		
	SSOE, Inc. Strategic Investment Fund Loan	400 North Robert Street	1	SSOE, Inc.	Office	2006	Martin Schieckel	20	0	NA		0	40%	150,000	60,000	0	0	0	90,000		
Walgreens	East 7th and Arcade	7		Retail	2006	David Gontarek	75	0	\$0.00		0	0%	0	0	0	0	0	0			
Subtotals:							1,020	1,057	NA		176,573	4%	\$77,333,191	\$3,259,826	\$0	\$0	\$7,630,667	\$24,186,733	\$42,255,965		
Closed	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultrual Visitor Amenity	Various	Various	0	0	NA	0	0	50%	12,200	6,100	0	0	6,100	0		
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure	Various	Various														
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding	Various	Various	2	115	EX - 1	0	0	0	15,000,000	0	0	0	8,000,000	7,000,000		
	Subtotals:							2	115	NA		0	0%	\$15,012,200	\$6,100	\$0	\$0	\$6,100	\$8,000,000	\$7,000,000	
All Closed Projects Totals:							1,022	1,172	NA		176,573	4%	\$92,345,391	\$3,265,926	\$0	\$0	\$7,636,767	\$32,186,733	\$49,255,965		

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							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G							

DEVELOPMENT PROJECTS:

Development	Cherry Pit Parking Expansion	745 White Bear Avenue	7	Cherry Pit	Expanded Parking		Sheri Pemberton	0	0	NA		0	0%	68,000	0	0	0	0	68,000	
	Cub Foods and Retail Stores	NW & SW corners of Rose and	6	KTJ Limited Partnership 181	Retail		Sheri Pemberton	230	150	NA		290,000	25%	18,159,480	0	1,437,480	3,100,000	0	13,622,000	
	Home Depot	395 Pascal Street N	1	The Home Depot/Westwood	Retail		David Gontarek	180	0	NA		900,000	0%	28,000,000	0	0	0	0	28,000,000	
	Little Oven Parking Expansion	734 White Bear Avenue	7	Little Oven	Expanded Parking		Sheri Pemberton	0	0	NA		0	0%	187,000	0	0	0	0	187,000	
	New Horizon Daycare	1295 Rice Street	5	New Horizon Realestate Dev. I	Retail Daycare		Dan Bayers	20	0	EX-2		5,000	5%	1,511,232	80,250	0	0	0	1,430,982	
	Phalen Village Commerical Area	Maryland from Clarence-Phalen	6		Retail		Sheri Pemberton	0	0	\$0.00		0	100%	3,600,000	0	500,000	3,100,000	0	0	
	Reliable Sites	235 East Sixth Street	2	Reliable Sites, LLC	Office		Martin Schieckel	10	0	NA		0	27%	37,000	10,000	0	0	0	27,000	
	Union Brass Site (Shiloh Baptist Church - new	501 West Lawson	5		Church		Sheri Pemberton	0	0	NA		0	0%	0	0	0	0	0	0	
	United Family Practice Health Center	1026 West 7th Street	2	United Family Practice Health	Health Clinic		Martin Schieckel	20	93	\$12.51		0	7%	13,000,000	900,000	0	0	10,100,000	2,000,000	
Subtotals:							460	243	NA	1,195,000	14%	\$64,562,712	\$990,250	\$1,937,480	\$6,200,000	\$10,100,000	\$0	\$45,334,982		
Development	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural Visitor Amenity		Various	90	247		1,038,500	70,791	16%	\$13,085,315	\$2,043,466	\$0	\$0	\$1,894,000	\$2,790,000	\$6,357,849
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure		Various	2	0		NA	0	41%	\$171,280	\$70,000	\$0	\$0	\$0	\$0	\$101,280
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding		Various	250	3350		0	0	0	\$179,874,822	\$0	\$0	\$0	\$150,975,000	\$28,899,822	
	Subtotals:							342	3,597	1,038,500	70,791	1%	\$193,131,417	\$2,113,466	\$0	\$0	\$1,894,000	\$153,765,000	\$35,358,951	
All Development Projects Totals:							802	3,840	1,038,500	1,265,791	4%	\$257,694,129	\$3,103,716	\$1,937,480	\$6,200,000	\$11,994,000	\$153,765,000	\$80,693,933		

PRE-DEVELOPMENT PROJECTS:

Pre-Development	2700 The Avenue	2700 University Avenue	4	Wellington Management	Office Retail		Joan Trulsen	0	0	NA		220,000	10%	24,332,456	0	0	2,400,000	0	0	21,932,456
	Angels Academy	1048 Aurora Avenue	1	Angels are from Heaven Daycare	Office		Craig O'Brien	0	0	NA		0	0%	0	0	0	0	0	0	0
	Commercial Club Site Redevelopment	72 Cesar Chavez Street	2	Riverview Economic Development	Retail		Martin Schieckel	30	0	\$0.00		49,000	26%	3,390,000	875,000	0	0	65,000	0	2,450,000
	Globe Site	1107-1147& 1120-1130 E 7th St	6	Unknown	Industrial		Sheri Pemberton	0	0	NA		0	0%	0	0	0	0	0	0	0
	Griffin Wheel Works	Phalen Blvd & Atlantic St.	6		Industrial		Sheri Pemberton	0	0	NA		0	0%	0	0	0	0	0	0	0
	Smyth Companies	1085 Snelling Ave N	4	Symth Companies	Industrial		David Gontarek	123	0	NA		0	0%	0	0	0	0	0	0	0
	Taco Bell	1662 Rice Street	5		Retail		Dan Bayers	0	0	NA		0	0%	0	0	0	0	0	0	0
	Total Tool Supply, Inc.	315 N Pierce St, 320 Aldine St &	4	Total Tool Supply, Inc.	Industrial		Craig O'Brien	15	55	\$0.00		22,000	0%	1,260,150	0	0	0	912,150	0	348,000
	Trader Joe's	Randolph and Lexington	3	Randolph Hill, LLC	Retail		Craig O'Brien	75	0	NA		106,000	0%	9,500,000	0	0	0	0	0	9,500,000
Subtotals								243	55	NA	397,000	9%	\$38,482,606	\$875,000	\$0	\$2,400,000	\$977,150	\$0	\$34,230,456	

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Pre-Development	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural Visitor Amenity		Various	5	20	400,000	0	0%	\$12,000,000	\$0	\$0	\$0	\$2,000,000	\$10,000,000	\$0	
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure		Various													
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding		Various													
	Subtotals:							5	20	400,000	0	0%	\$12,000,000	\$0	\$0	\$0	\$2,000,000	\$10,000,000	\$0	
All Pre-Development Projects Totals:							248	75	400,000	397,000	6%	\$50,482,606	\$875,000	\$0	\$2,400,000	\$2,977,150	\$10,000,000	\$34,230,456		

CONCEPTUAL PROJECTS:

Conceptual	1125 Rice Street	1125 Rice Street	5	Unknown	Office Retail		Dan Bayers	Information Not Available											
	511 Rice Street	511 Rice Street	1	Unknown	Office		Dan Bayers												
	Adult Detention Center/ Ramsey County West	12 & 50 Kellogg Blvd W	2	Unknown			Marie Franchett												
	Arlington Jackson Site	1400 Jackson	5	Unknown			Sheri Pemberton												
	Bus Barn Site	Snelling/University	1	Metropolitan Council	Office Retail		David Gontarek												
	Hmong Funeral Home Site	625 North Dale Street	1	Unknown			Craig O'Brien	Information Not Available											
	International Market Place/Hmong Urban	217 Como Avenue	1	International Market Place	Retail Industrial		Craig O'Brien												
	Payne-Phalen Mainstreet Redevelopment Plan-	NE & NW of Payne & Phalen	6		Retail		Sheri Pemberton												
	Seven Corners Gateway Site Development	7th & Kellogg Boulevard	2	City Center Retail, LLC	Office Retail		Martin Schieckel												
	Twin City Roofing	792-796 Rice Street	5	Twin City Roofing	Office		Paul Mordorski & Margot Fehrenbacher												
Subtotals							0	0	NA	0	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conceptual	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural Visitor Amenity		Various	Information Not Available											
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure		Various												
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding		Various												
	Subtotals:						0	0	NA	0	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
All Conceptual Projects Totals:							0	0	NA	0	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PED TOTALS							2,072	5,087		NA	1,839,364	4%	\$400,522,126	\$7,244,642	\$1,937,480	\$8,600,000	\$22,607,917	\$195,951,733	\$164,180,354
% TDC													2%	43639539.1		193705244.2			41%

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Arts/Cultural Visitor Amenity Detail

Closed	Ordway Center for the Performing Arts	345 Washington Street	2	City of St Paul/Ordway Center	Arts/Cultural Visitor Amenity	2008	Margot Fehrenbacher	0	125	NA	400,000	0	0%	7,500,000	0	0	0	0	0	0
	White Bear Avenue Business Association	White Bear Ave Hudson-	6 & 7	White Bear Ave Business Association	Retail	2006	Barb Carr	0	0	NA		0	50%	12,200	6,100	0	0	6,100	0	0
Subtotals								0	125		400,000	0	0%	\$7,512,200	\$6,100	\$0	\$0	\$6,100	\$0	\$0

Development	City House (Head House)	258 Mill Street	2	HRA	Arts/Cultural Visitor Amenity		Marie Franchett	0	0	NA	0	0	58%	3,009,551	1,746,271	0	0	1,263,280		0
	Minnesota Opera Subscription Initiative	Scattered Sites	2	The Minnesota Opera	Arts/Cultural Visitor Amenity		Barb Carr	0	0	\$0.00	0	0	0%	0	0	0	0	0	0	0
	Mounds Theatre - Chairs	1029 Hudson Road, St. Paul,	7	Portage for Youth	Arts/Cultural Visitor Amenity		Barb Carr	0	0	NA	5,000	0	17%	6,000	1,000	0	0	0	0	5,000
	Rice-Lawson Batting Cage	1021 Marion Street	5	SSOE, Inc.	Arts/Cultural Visitor Amenity		Barb Carr	0	0	NA		0	21%	7,100	1,500	0	0	5,600	0	0
Subtotals								0	0		5,000	0	58%	\$3,022,651	\$1,748,771	\$0	\$0	\$1,268,880	\$0	\$5,000

Pre-c	White Bear Avenue Renaissance	White Bear Ave, Larpenteur-1-94	6 & 7		Retail Street		Sheri Pemberton	0	0	NA	0	0	0%	0	0	0	0	0	0	0
Subtotals								0	0		0	0	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Conceptual	Palace Theatre	17 7th Place West	2	Kelly Brothers/ Rabens Partnership	Arts/Cultural Visitor Amenity		Marie Franchett	Information Not Available											
	Saints Ballpark	1771 Energy Park Drive (Midway	4	St. Paul Parks Department	Arts/Cultural Visitor Amenity		Martin Schieckel												
	SteppingStone Theater (Grace Church)	55 North/Victoria Street, St. Paul,	1	SteppingStone Theater	Arts/Cultural Visitor Amenity		Margot Fehrenbacher												
	Walker West Music Academy	777 Selby	1	Walker West Music Academy	Arts/Cultural Visitor Amenity		Craig O'Brien												
Subtotals								0	0	NA	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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Parking/Public Infrastructure Detail

Closed	1795 East Seventh Street	1795 East Seventh Street	7	The Smile Center	Parking/Public Infrastructure	2008	Sheri Pemberton		0	0	NA		0	46%	500,000	230,000	0	0	0	0	270,000
	Case and Payne Parking Expansion (Furniture)	967 Payne Avenue, 615-621	6	Old Swedish Bank LLC	Parking/Public Infrastructure	2007	Sheri Pemberton		0	0	NA		0	100%	783,730	783,730	0	0	0	0	0
Subtotals									0	0	NA		0		\$1,283,730	\$1,013,730	\$0	\$0	\$0	\$0	\$270,000
Development	Chestnut Plaza	Shepard Rd & Eagle Parkway	2	City of Saint Paul	Parking/Public Infrastructure		Margot Fehrenbacher		0	0	NA		0	39%	1,900,000	750,000	0	0	400,000	0	750,000
	Indoor Farmers' Market	280 East 5 th Street	2	Sweeney Development, LLC	Office Retail Parking/Public		Margot Fehrenbacher		0	0	EX - 5	400,000	0	70%	4,509,000	3,142,000	0	0	1,367,000	0	0
	Temperance Street/ North Quadrant	Temperance between 9 & 10th	2	City of St. Paul, PED/Public Works	Parking/Public Infrastructure		Margot Fehrenbacher		0	0	\$0.00		0	0%	360,000	0	0	0	235,060	0	124,940
	Mississippi Market Parking Lot STAR Grant	622 Selby Ave	1	Mississippi Market Cooperative	Retail Parking/Public		Joan Trulsen		2	0	NA		0	0		131,280	50,000	0	0	0	0
Subtotals									2	0	NA		0	109%	\$6,900,280	\$3,942,000	\$0	\$0	\$2,002,060	\$0	\$956,220
Pre L	NENDC Economic Development	WBA between Larpenteur & 194	6 7		Parking/Public Infrastructure		Sheri Pemberton		0	0	NA		0	0%	0	0	0	0	0	0	0
	Subtotals									0	0	NA		0	0%	\$0	\$0	\$0	\$0	\$0	\$0
Conc	Randolph-Snelling Parking	Randolph E of Snelling	3	Dan McQuillan	Parking/Public Infrastructure		Craig O'Brien	Information Not Available													
	Subtotals									0	0	NA		0		\$0	\$0	\$0	\$0	\$0	\$0

Bond Refunding Detail

Closed	HealthEast Equipment Financing	Various	2	HealthEast Care System	Conduit Bond	2008	Martin Schieckel	0	0	NA		0	0%	20,000,000	0	0	0	0	20,000,000	0
	Nativity of Our Lord Project	1900 Stanford Avenue	3	Nativity of Our Lord School	Conduit Bond	2007	Martin Schieckel	2	115	EX - 1		0	0%	15,000,000	0	0	0	0	8,000,000	7,000,000
	Wing Heng, Inc. (dba La Quinta Inn & Suites)	1870 Old Hudson Road	7	Wing Heng Inc. dba La Quinta Inn &	Conduit Bond	2006	Martin Schieckel	75	0	NA		65,000	1%	3,799,000	49,000	0	0	0	0	3,750,000
Subtotals								77	115		0	1%		\$38,799,000	\$49,000	\$0	\$0	\$0	\$28,000,000	\$10,750,000
Development	College of Visual Arts	344 Summit	1	College of Visual Arts	Conduit Bond		Martin Schieckel	0	0	NA		0	0%	975,000	0	0	0	0	975,000	0
	Regions Hospital Expansion 06-09	640 Jackson (Jackson &	1	Regions Hospital	Conduit Bond		Martin Schieckel	250	3,350	NA		0	0%	178,899,822	0	0	0	0	150,000,000	28,899,822
Subtotals								250	3,350		0	0%		\$179,874,822	\$0	\$0	\$0	\$0	\$150,975,000	\$28,899,822

Saint Paul's Economic Development Closed Projects

Economic Development Projects Scorecard

2002-2005



Economic Development Projects Scorecard

1/13/2009

Project ID							Public Purpose					Project Cost	Permanent Sources of Funds						
							A	B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private	
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G							

PED

CLOSED PROJECTS:

Closed	Abetto's Pizzeria & Deli Improvements	560 Como Avenue	5	Sparc/Great Northern Corridor	Retail	2003	Paul Mordorski	0	0	NA		0	49%	113,944	56,000	0	0	35,000	0	22,944
	Achieve Language	2169 Stilwater Ave.	7	Achieve Language Charter School	Retail Industrial	2003	David Gontarek	75	0	EX -		0	0%	8,500,000	0	0	0	0	8,500,000	0
	Adrianne Wade	1084 Payne Avenue	6	Adrianne Wade	Retail	2005	Marshall Turner	1	0	NA		0	0%	91,000	0	0	0	41,000	0	50,000
	Allina	1055 Westgate Drive	4	Allina	Office	2005	Marshall Turner	0	336	\$9.73		0	8%	3,575,000	294,000	0	0	0	0	3,281,000
	Anderson Pizza	Arcade Street	6	Anderson Pizza	Retail		Dan Bayers	0	0	NA		0	50%	37,087	18,534	0	0	0	0	18,553
	Archetone 4DJ	295 Snelling Ave N	4		Office Retail	2003	Craig O'Brien	5	14	\$9.31		7,068	7%	3,000,000	200,000	0	0	1,000,000	0	1,800,000
	Barber Shop & Chung's Chow Mein	984 N. Dale Street	5	Great Northern Corridor/Sparc	Retail	2003	Paul Mordorski	0	0	NA		0	42%	43,228	18,000	0	0	0	0	25,228
	Building 17 Site	835 Arcade Street	6	PED	Industrial		Dan Bayers Dave Gontarek	0	0	\$0.00		0	68%	608,095	410,711	0	0	197,384	0	0
	Cha Vang Building	Arcade Street	6	Cha Vang	Retail		Dan Bayers	0	0	NA		0	41%	84,550	34,550	0	0	0	0	50,000
	Christy's Bridal	995 Arcade Street	6	Christy Bridal	Retail		Dan Bayers	0	0	NA		0	50%	1,400	700	0	0	0	0	700
	Clues	797 East Seventh Street, St. Paul,	5	Clues	Office	2005	David Gontarek	28	35	NA		85,000	18%	5,767,850	1,048,000	0	0	1,616,350	0	3,103,500
	Crosstown Mechanical	509 Como Avenue	5	Crosstown Mechanical, Inc.	Office Retail	2003	Marshall Turner	0	0	EX -		0	0%	775,000	0	0	0	250,000	0	525,000
	CSM / Secure Computing	2400 Energy Park Drive	4	CSM Investors II	Office	2005	Martin Schieckel	193	0	EX -		310,000	6%	12,291,775	775,000	0	0	0	0	11,516,775
	Culvers Restaurant	Old Hudson Road	7	Culvers	Retail	2002	David Gontarek	0	0	EX		120,000	11%	2,359,500	250,000	0	0	0	0	2,109,500
	Demaio's Rice Street Mini-Storage	1379 Rice Street	5	Sparc	Mini-Storage	2002	Paul Mordorski	0	0	NA		0	48%	20,000	9,500	0	0	10,500	0	0
	Don Panchos Bakery	Arcade Street	6	Don Pancho	Retail		Dan Bayers	0	0	NA		0	50%	12,400	6,200	0	0	0	0	6,200
	Easy Street West Renovation	614 Como Avenue	1	Great Northern Corridor/Sparc	Retail	2003	Paul Mordorski	0	0	NA		0	50%	9,000	4,500	0	0	0	0	4,500
	Electronic Check Alliance Processing, Inc	332 Minnesota Street	2	Electronic Check Alliance Processing,	Office	2003	Marshall Turner	30	0	NA		0	100%	45,000	45,000	0	0	0	0	0
	Fresh Grounds/Growing Home	1360 West 7th Street	2	Growing Home now RS Eden	Retail	2005	Craig O'Brien	4	0	NA		0	50%	157,000	78,500	0	0	0	0	78,500
	Galtier Plaza Restaurant Space	380 Jackson Street	2	St. Paul Commercial, LLC	Retail	2003	Marshall Turner	0	0	EX - 2		0	20%	2,000,000	400,000	0	0	0	0	1,600,000
	Gander Mountain	180 East Fifth Street	2	Gander Mountain	Office	2005	Marshall Turner	400	0	NA		0	48%	2,500,000	1,200,000	0	0	0	0	1,300,000
	Ge Lee & Bee Lor	378 University Avenue	7		Office Retail	2005	Marshall Turner	1	2	\$0.00		0	0%	500,000	0	0	0	150,000	0	350,000
	Gel-Del Technologies Bioscience Tax Credits	1000 Westgate Drive	4	Gel-Del Technologies, Inc.	Bioscience	2005	Martin Schieckel	3	0	NA		0	0%	66,500	0	0	0	66,500	0	0
	Goodwill Industries Statewide Headquarters	553 Fairview Avenue	4	Goodwill Industries, Inc.	Office Streetscape	2002	Martin Schieckel	0	282	NA		0	10%	300,000	30,000	0	0	0	0	270,000
	Grand Hill Professional Building	333 Grand Avenue	2	Grand Hill, LLC	Office Retail	2002	Marshall Turner	0	0	NA		786	18%	554,000	99,500	0	0	0	0	454,500

Economic Development Projects Scorecard

1/13/2009

Project ID							Public Purpose						Project Cost	Permanent Sources of Funds						
							A		B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private		
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G								
Closed	Great Northern Business Center	Minnehaha at Dale Street	1	Port Authority	Industrial		Dan Bayers	0	0	NA		0	50%	224,000	112,000	0	0	0	0	112,000
	Great Northwest Insurance Company	400 North Robert Street	2	Great Northwest Insurance Company	Office	2005	Martin Schieckel	30	0	NA		0	47%	190,000	90,000	0	0	0	0	100,000
	Gustafson Phalen Ice Arena Improvements	1320 Walsh Street	6	Johnson Area Youth Hockey	Hockey Arena	2005	Paul Mordorski	35	0	\$45.00		0	33%	360,000	120,000	0	0	120,000	0	120,000
	Health East Rice Street Clinic	980 Rice Street, St. Paul Mn.	5	MSP Commercial	Clinic	2005	David Gontarek	0	65	NA		0	45%	111,395	50,000	0	0	0	0	61,395
	Heimie's Men Wear	408 St. Peter Street	2	Anthony Andler	Retail	2004	Craig O'Brien	4	0	NA		0	18%	114,000	20,000	0	0	15,000	0	79,000
	Hmong American Partnership	1075 Arcade Street	6	Hmong American Partnership	Office Community	2003	Dan Bayers	0	0	NA		0	11%	5,218,161	600,000	0	0	515,421	0	4,102,740
	Hmong-American Holdings St. Paul, LLC	400 Western Avenue	1	Hmong American Holdings St. Paul,	Retail	2003	Marshall Turner	0	0	NA	2,308	0%	250,000	0	0	0	100,000	0	150,000	
	Hoa Bien Restaurant	1129 University Avenue	4	Hoa Bien, Inc	Retail	2005	Marshall Turner	0	0	\$0.00		0	10%	1,927,000	200,000	0	0	0	0	1,727,000
	Hope Community Academy	720 Payne Ave.		Hope Academy	Schoolhouse	2002	David Gontarek	0	45	EX -		0	0%	6,600,000	0	0	0	0	6,600,000	0
	Innovalight Bioscience Tax Credits	1246 University Avenue West	1	Innovalight, Inc.	Bioscience	2005	Martin Schieckel	11	0	NA		0	0%	134,500	0	0	0	134,500	0	0
	Innovative Surface Technologies Bioscience	1000 Westgate Drive	4	Innovative Surface Technologies, Inc.	Bioscience	2005	Martin Schieckel	7	0	NA		0	0%	31,050	0	0	0	31,050	0	0
	Kendall's Ace Hardware	978 N Dale Street	5	Sparc/Great Northern Corridor	Retail	2003	Paul Mordorski	0	0	NA		0	47%	44,745	21,000	0	0	0	0	23,745
	LaClinica	153 Concord Street	2	West Side Community Health	Office	2003	M Turner	0	0	NA		0	6%	7,194,340	450,000	0	0	50,000	5,000,000	1,694,340
	Lasting Impressions Child Care Learning	2515 Wabash Avenue	4	Associates for Child Development, Inc.	Day Care Facility	2002	Stephanie Hawkinson	0	20	NA		0	25%	296,500	73,500	0	0	57,484	0	165,516
	Lewis Chiropractic Health Center	982 Dale Street	5	Great Northern Corridor/Sparc	Office	2003	Paul Mordorski	0	0	NA		0	30%	47,377	14,000	0	0	0	0	33,377
	Mai Village	422 University Avenue	1	D. & N., Inc	Office Retail	2003	Marshall Turner	0	0	EX -		0	11%	3,602,000	400,000	0	0	826,000	0	2,376,000
	Marco Business Products, Inc	953 Westgate Drive StPaul MN	4	Marco	Office & Whole Sale		Craig O'Brien	43	0	\$10.24		0	36%	298,000	107,500	0	0	0	0	190,500
	Margaux Limitee Restaurant	486 N Robert (Rossmor	2	Margaux Limitee Restaurant	Retail	2005	Craig O'Brien	3	0	NA		0	17%	550,000	95,000	0	0	0	0	455,000
	Mariano Investments LLC	954 Payne Avenue	6	Mariano Investments LLC	Retail	2003	Marshall Turner	0	0	EX -	556	0%	218,300	0	0	0	0	75,000	0	143,300
	Mars Hair Salon	1084 Payne Avenue	5	Mars Hair Salon	Retail	2003	MarshallTurner	0	1	EX -	454	0%	75,000	0	0	0	0	30,000	0	45,000
	Midwest Special Services Lavatory Remodel	900 Ocean Street	7	Midwest Special Services, Inc	Office	2004	Paul Mordorski	0	250	NA		0	20%	125,000	25,000	0	0	60,000	0	40,000
	Minnesota Business Academy Revenue	505 Wabasha Street N.	2	Charter School Building	School	2005	Bob Geurs	0	0	EX -		0	0%	6,580,000	0	0	0	0	6,580,000	0
	Mn. Indian Econ Dev. Fund	831 Como Avenue	5		Office Retail	2005	Marshall Turner	0	0	\$0.00		0	0%	535,000	0	0	0	53,500	0	481,500
	Minnesota Public Radio	480 Cedar	2	Minnesota Public Radio	Office	2005	Marie Franchett	100	250	\$8.70		0	8%	42,000,000	3,300,000	0	0	0	0	38,700,000
	Model Cities Youth Services Building	580 Fuller Avenue	1	Model Cities of St. Paul, Inc.	Non-profit services	2004	Stephanie Hawkinson	4	4	NA	124	0	12%	212,500	25,000	0	0	0	0	187,500
Morelli at 573 Payne Avenue	573 Payne Avenue	2	Oion Investment LLC	Office	2005	Dan Bayers/Sheri	0	0	EX - 2		0	47%	600,324	284,000	0	0	95,000	0	221,324	
North End American Legion Façade	72 West Ivy Street	5	Sparc	Legion Hall	2002	Paul Mordorski	0	0	NA		0	50%	16,998	8,499	0	0	8,499	0	0	

Closed

Economic Development Projects Scorecard

1/13/2009

Project ID							Public Purpose						Project Cost	Permanent Sources of Funds						
							A		B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private		
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G								
Closed	Open Cities Health Center Dental Expansion	135 Manitoba Avenue	5	Open Cities Health Center	Office	2005	Dan Bayers	2	0	NA		0	50%	140,000	70,000	0	0	0	70,000	
	Pao Choua Vue	1129 Payne Avenue	6	Pao Vue	Office	2004	Marshall Turner	0	0	NA		342	0%	179,000	0	0	0	66,000	113,000	
	Plaza Latina Parking	Payne Avenue	6	Plaza Latina	Retail	2005	Dan Bayers	0	0	NA		0	61%	31,196	19,098	0	0	0	12,098	
	Polish American Club	1079 Arcade St.	6	Polish American Club	Community Center	2004	Dan Bayers	0	0	NA		0	50%	10,000	5,000	0	0	0	5,000	
	Port Authority Hmong Funeral Home	Northeast of Eaton St. & West of	2	Rice-Lawson Booster Club	Service	2005	Kurt Shultz/Martin	5	0	\$0.00		0	0%	0	0	0	0	0	0	
	Prism Research Bioscience Tax Credits	1000 Westgate Drive	4	Prism Research, LLC	Bioscience	2005	Martin Schieckel	18	0	NA		0	0%	120,800	0	0	0	120,800	0	
	Renovation of Minnesota Women's Building	550 Rice Street	1	League of Women Voters Minnesota	Office Non-profit	2004	Stephanie Hawkinson	0	0	NA		0	37%	66,811	25,000	0	0	16,811	25,000	
	RespirTech Bioscience Tax Credits	1513 Energy Park Drive	4	RespirTech, Inc.	Bioscience	2005	Martin Schieckel	11	0	NA		0	0%	129,700	0	0	0	129,700	0	
	Safety Care, Inc.	931-933 University Avenue	4	Safety Care, Inc	Office	2003	Marshall Turner	0	20	NA		2,252	0%	340,000	0	0	0	136,000	204,000	
	Schroder Bar/Restaurant	605 Front Street	5	Schroder Bar	Bar/Grill	2005	Dan Bayers	0	0	NA		0	25%	200,000	50,000	0	0	0	150,000	
	Sodalicious	1016 Edmund St 55104	1	Sodalicious Skateboard	Skateboard manufacture/wh	2002	Craig O'Brien	1	0	NA		0	100%	12,000	12,000	0	0	0	0	
	Speedy Food Mart			Great Northern Corridor/Sparc	Retail	2003	Paul Mordorski	0	0	NA		0	38%	119,744	46,000	0	0	0	73,744	
	St. Paul Auto Sales Improvement	605 Como Avenue	5	Great Northern Corridor	Retail	2003	Paul Mordorski	0	0	NA		0	44%	105,576	46,000	0	0	0	59,576	
	St. Paul Radiology	166 East Fourth Street, St. Paul,	2	St. Paul Radiology, PA	Office Medical Service	2005	Al Carlson/Margot	60	60	\$10.24		80,000	9%	4,466,607	395,000	0	0	0	4,071,607	
	Stryker Avenue Business/Residential	63 W. Winifred and 542 Stryker	2	Neighborhood Development	Service Station and Coffee	2005	Stephanie Hawkinson	0	0	NA		0	45%	146,314	65,840	0	0	0	80,474	
	Synders	Ross and White Bear	6	Synders	Retail	2005	David Gontarek	0	70	NA		80,000	0%	1,200,000	0	0	0	0	1,200,000	
	Tecmark, Inc.	380 St. Peter Street	2	Tecmark, Inc	Office	2005	Marshall Turner	12	0	NA		0	100%	24,000	24,000	0	0	0	0	
	The Klub Haus	1079 Rice Street	5	Klub House	Retail	2004	Dan Bayers	0	0	NA		0	25%	101,999	24,999	0	0	0	77,000	
	Theodore Fyten Brewery	363 Webster	2	Theodore Fyten Brewery	Office	2002	Craig O'Brien	2	0	NA		0	50%	100,000	50,000	0	0	0	50,000	
	Tri-Art Signs Inc. Improvements	991 Dale Street	5	Great Northern Corridor/Sparc	Office	2003	Paul Mordorski	0	0	NA		0	39%	46,373	18,000	0	0	0	28,373	
UEL Real Estate Holdings Bioscience Tax	1000 Westgate Drive	4	UEL Real Estate Holdings LLC	Bioscience	2005	Martin Schieckel	0	3	NA		0	0%	337,000	0	0	0	337,000	0		
Uniforms Unlimited Façade Improvement	935 Dale Street	1	Great Northern Corridor	Office	2003	Paul Mordorski	0	0	NA		0	50%	30,000	15,000	0	0	0	15,000		
Vinai Office Park	1394 Jackson Street	5	Sparc	Office	2002	Paul Mordorski	0	0	NA		0	9%	110,404	9,500	0	0	40,000	60,904		
Yarusso's Restaurant Expansion	637 Payne Avenue	6	Mike and Annette Yarusso and	Retail	2005	Sheri Pemberton/Dv	0	0	NA		0	25%	200,000	49,000	0	0	0	151,000		
Subtotals:							1,088	1,457		124	688,766	9%	\$129,186,043	\$11,898,631	\$0	\$0	\$6,384,499	\$26,680,000	\$84,222,913	

Closed

Economic Development Projects Scorecard

1/13/2009

Project ID							Public Purpose						Project Cost	Permanent Sources of Funds							
							A		B	C	D	E	F	G		H	I	J	K	L	M
Name		Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs		Living Wage	Visitors	Net New Taxes	Leverage	TDC		City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G									
Closed	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultrual Visitor Amenity	Various	Various	32	174		3,635,180	0	19%	\$23,286,727	\$4,485,187	\$0	\$0	\$0	\$0	\$18,801,540	
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure	Various	Various	0	0			0	2%	\$24,266,433	\$366,018	\$0	\$0	\$7,787,550	\$15,980,000	\$132,865	
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding	Various	Various	0	2,408		NA	0	0%	\$205,009,304	\$0	\$0	\$0	\$0	\$205,009,304	\$0	
	Subtotals:							32	2,582		3,635,180	0	2%	\$252,562,464	\$4,851,205	\$0	\$0	\$7,787,550	\$220,989,304	\$18,934,405	
All Closed Projects Totals:								1,120	4,039		3,635,304	688,766	4%	\$381,748,508	\$16,749,836	\$0	\$0	\$14,172,049	\$247,669,304	\$103,157,318	
PED TOTALS								1,120	4,039		3,635,304	688,766	0	381,748,508	16,749,836	0	0	14,172,049	247,669,304	103,157,318	
% TDC														4%	0	0			0.270223238		

Arts/Cultural Visitor Amenity Detail

Closed	2002 Cultural STAR Program	Citywide	All	NA	Arts/Cultural Visitor Amenity	2003	Smith	0	0	NA	733,000	0	22%	4,314,825	958,850	0	0	0	0	3,355,975
	2003 Cultural STAR	Citywide	All	NA	Arts/Cultural Visitor Amenity	2004	Dan Smith	0	87	EX -	1,257,000	0	29%	2,916,389	833,254	0	0	0	0	2,083,135
	2004 Cultural STAR Program	Citywide	All	NA	Arts/Cultural Visitor Amenity	2005	Dan Smith	2	87	EX -	612,592	0	15%	9,389,941	1,364,683	0	0	0	0	8,025,258
	2005 Cultural STAR Fall Round	Citywide	All	NA	Arts/Cultural Visitor Amenity	2005	Dan Smith	15	0	EX -	375,054	0	30%	1,617,502	479,900	0	0	0	0	1,137,602
	2005 Cultural STAR Spring Round	Citywide	All	NA	Arts/Cultural Visitor Amenity	2005	Dan Smith	15	0	EX -	657,534	0	17%	5,048,070	848,500	0	0	0	0	4,199,570
	Highland and Grandview Theater Renovations	760 South Cleveland Avenue	3	Mann Theaters	Arts/Cultural Visitor Amenity	2004	Dan Smith	0	0	\$0.00	200,000	0	133%	432,405	576,540	0	0	0	0	144,135
	Marketing Campaign for Minnesota Jewish	1978 Ford Parkway	3	Minnesota Jewish Theater Company	Arts/Cultural Visitor Amenity	2004	Dan Smith	0	0	\$0.00	3,500	0	88%	33,984	30,000	0	0	0	0	3,984
Subtotals								32	174		3,838,680	0	21%	\$23,753,116	\$5,091,727	\$0	\$0	\$0	\$0	\$18,949,659

Parking/Public Infrastructure Detail

Closed	Blooming Saint Paul	Kellogg & Wabasha	2	Saint Paul Garden Club	Parking/Public Infrastructure	2004	Dan Smith	0	0	NA		0	42%	180,000	75,000	0	0	0	0	105,000
	Mount Hope Alley Drainage and Water	207 Mt. Hope Drive	2	Neighborhood Development	Parking/Public Infrastructure	2004	Stephanie Hawkinson	0	0	NA		0	50%	10,000	5,000	0	0	0	0	5,000
	Parkway Playground	806 Clausen	6	St. Paul Public School	Parking/Public Infrastructure	2002	Dan Bayers	0	0	NA		0		40,000	20,000	0	0	0	0	20,000
	Selby CDC	626 Selby Ave	1	Selby Area CDC	Parking/Public Infrastructure	2004	Craig O'Brien	0	0	NA		0	50%	45,730	22,865	0	0	0	0	22,865
	Smith Avenue Transit Center	Northeast corner of Kellogg Blvd	2	St. Paul HRA	Parking/Public Infrastructure	2005	Martin Schieckel	0	0	NA		0	5%	25,252,645	1,344,691	0	0	7,787,550	16,120,404	0
Subtotals								0	0	NA		0	6%	\$25,528,375	\$1,467,556	\$0	\$0	\$7,787,550	\$16,120,404	\$152,865

Bond Refunding Detail

Closed	HealthEast	559 Capital Boulevard	2	HealthEast Care System	Bond Refunding	2005	Bob Geurs	0	2,408	EX -		0	0%	205,009,304	0	0	0	0	205,009,304	0
Subtotals								0	2,408	NA		0	0%	\$205,009,304	\$0	\$0	\$0	\$0	\$205,009,304	\$0

Definitions and Disclaimer

Categories of Projects

Closed: a project for which all the financing to completely develop or complete the project has closed, or a full building permit has been issued.

Development: a project where there is site control (by a developer or City/HRA) and an identified developer who is in the final stages of securing all necessary permanent and interim financing to complete the project, and a project that will close and begin construction in a timely manner (typically in 12 months or during the current calendar year).

Pre-Development: a project where there is site control and an identified developer who has preliminarily identified financing and is working toward completing all pre-development activities.

Conceptual: a project that may have site identification and is only in the concept state with no firm development plans, developer or financing identified.

Project ID section

Developer: includes applicants for non-development/construction projects.

Type/Description: project types include office, retail, industrial, parking/public infrastructure, arts/cultural visitor amenity and other, and any combination. If (HRA) or (City) is listed the property is all or partly owned by the HRA or City.

Public Purpose section

Jobs/FTEs: Jobs and full time equivalents (FTEs) created and retained in Saint Paul apply to all economic development projects. Jobs/FTEs created apply to any new or existing businesses that create jobs in Saint Paul. Jobs/FTEs retained apply to existing businesses in Saint Paul. Jobs/FTEs retained do not apply to new start-up businesses or new businesses to Saint Paul. Jobs/FTEs are likely not to be created/retained with parking/public infrastructure projects and bond refunding projects.

Living Wage: the Living Wage policy applies to economic development projects receiving \$100,000 or more in City/HRA assistance (including Direct funds, Land Write- Down/Waiver of Fees and TIF, Bonds, Tax Credits, etc.). The minimum Living Wage for applicable projects is indicated as an hourly rate, and the current minimum Living Wage (without employer-paid health insurance) is indicated in the heading of the Living Wage column. If Living Wage does not apply, NA is indicated; if Living Wage does apply but there is an exemption, EX is indicated with a number corresponding to the exemption outlined in the Living Wage policy: 1-conduit bonds, 2-small business, 3-intermediaries, 4-first year for new business, 5-redevelopment.

Visitors (Annual): Visitors generally apply to arts/cultural projects only. The number of Visitors is the projected annual number of Visitors when the project is completed.

Net New Taxes: estimated amount of net annual new property taxes when the project is completed.

Leverage: the ratio (indicated as a percent[%]) of all City/HRA assistance (Direct funds-col. H, land Write-Down and Waiver of Fees-col. I, and TIF-col. J) to TDC-col. G.

Project Cost section

TDC: Total Development Cost of the project which equals the total sources of funds.

Economic Development Projects Scorecard

1/13/2009

Sources of Funds section

City/HRA Direct: includes CDBG, STAR, HRA and any other City/HRA cash sources.

Write-Down/Waiver Fees: HRA land Write-Down is the amount the HRA land sale price is reduced below the market value and Waiver of Fees is the amount of typical HRA fees that are waived.

City/HRA TIF: includes all costs funded by Tax Increment Financing.

Other Partners: include HUD, DEED, Met Council, Ramsey County, Port Authority, Chamber of Commerce, Convention & Visitors Bureau, Capital City Partnership, Riverfront Corp., UEL.

Disclaimer:

The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner, and developers/applicants listed for projects are subject to change.